

\$355,000 - 314 1003 Gault Boulevard, Edmonton

MLS® #E4439784

\$355,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

This stunning apartment in Victory Point is a must-see. Located on the third floor of a beautiful concrete and steel-framed building, it features a west-facing balcony that offers a fantastic view of Patricia Lake. The apartment includes two parking spaces—one underground and one outside. With an open-concept floor plan, the layout includes two bedrooms positioned on opposite sides, two bathrooms, and an in-suite laundry area with ample storage space. The large private balcony provides the perfect spot to enjoy the scenic views of the lake. Recent upgrades include all-new appliances, modern light fixtures, a stylish feature wall in the living room, & fresh paint. A Murphy bed with built-in shelves is included in the sale. The amenities at Victory Point include wide hallways with windows, a rooftop area, a games room, an exercise room, a heated driveway to the garage, and a gazebo with a barbecue area. The location is in a vibrant community, within walking distance of shopping, public transportation.

Built in 2007

Essential Information

MLS® # E4439784

Price \$355,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,011 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 314 1003 Gault Boulevard |
| Area | Edmonton |
| Subdivision | Griesbach |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 4H5 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating | Heat Pump, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, See Remarks |

Exterior

| | |
|----------|-----------------------------|
| Exterior | Steel, Brick, Stone, Stucco |
|----------|-----------------------------|

| | |
|-------------------|--|
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Lake |
| Roof | Asphalt Shingles |
| Construction | Steel, Brick, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 27 |
| Condo Fee | \$587 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 12:47pm MDT